Document #4795

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF BOSTON CITY LIGHTS FOUNDATION, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-109
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston City Lights Foundation, Inc. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel SE-109 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston City Lights Foundation, Inc. be and hereby is finally designated as Redeveloper(s) of Parcel SE-109 in the South End Urban Renewal Area.

2. That it is hereby determined that Boston City Lights Foundation, Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Boston City Lights Foundation, Inc. for the development of Parcel SE-109 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

PC4/H/072486

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director, subject to final approval by the Authority, is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-109 to Boston City Lights Foundation, Inc. said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transation in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosusre" (Federal Form H-6004).

Shawmut Bank

August 13, 1986

Boston City Lights
c/o Mr. Duggan Hill
40 Dwight Street
Boston, MA 02118

RE: Boston City Lights
Renovation Loan

Dear Mr. Hill:

At the request of Mr. John Huggins, Chief of Staff of the Boston Redevelopment Authority, I am writing this letter to evidence Shawmut Bank's strong interest in working with you to structure renovation financing for the property located at 1154-60 Washington Street. The financing contemplated would permit the rehabilitation of this property into a performing arts center with residential condominiums on the upper floors.

In anticipation of providing this financing, I have toured the building and have had meetings with your financial, construction, and legal advisors. Although I have not yet taken the necessary steps to have a formal loan commitment approved by the bank, my preliminary investigations indicate that the project has significant merit; and I am, therefore, prepared to make all best efforts necessary to structure loan financing acceptable to you and to the bank. Your group's obtaining title to the property from the BRA will obviously be a precondition to our issuing a commitment for the necessary financing.

Shawmut Bank has long recognized its obligation to be a "good citizen" in the city of Boston. To this end the bank has over the years financed numerous projects of significant interest and benefit to the community. It is my opinion that your proposal would constitute such a project.

I must caution that this letter does not constitute a commitment on behalf of Shawmut to provide the necessary financing, but instead is an expression of our sincere interest in attempting to structure a mutually acceptable proposal.

If I can be of any further assistance, please let me know. I look forward to working with you on this project.

Yours Truly,

Paul J. Maloney

Paul J. Maloney
Vice President

PJM:PAP

cc: John Dineen; Gaston, Snow
Brewster Gifford

A R C H I T E C T S

1 May 1986

Mr. Duggan Hill
CITY LIGHTS
40 Dwight Street
Boston, MA 02118

Re: Architectural Services for Renovation of 1154 Washington Street

Dear Duggan:

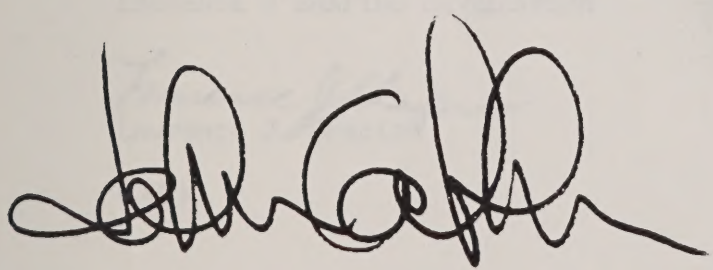
It was a pleasure meeting with your director Tiane Donahue and learning about your plans for establishing a permanent home for City Lights. Your plans sound exciting and I would be happy to be a part of it by lending my firm's assistance in developing the final design and construction documents.

As we discussed with Tiane, we will offer our services at our cost (base salary plus overhead) to a maximum of $20,000.00 (twenty thousand). This does not include engineering, which I understand will be arranged through your organization's efforts. If necessary we will be happy to suggest names of other engineers we have worked with who might be willing to contribute a portion of their services.

Fees can be payable at the completion of the construction documents phase, though we would like to request a downpayment of $5,000.00 (five thousand) to cover our initial costs.

Congratulations on achieving your tentative designation with the BRA. This is a commendable venture on your part and I wish you success!

Sincerely,



John Catlin, AIA
President

Laurence J Shapiro
DEVELOPMENT

May 24, 1986

Ms. Tiane Donahue
Boston City Lights
40 Dwight Street
Boston, MA 02118

RE: Services for Renovation of 1154 Washington Street
Paramount Performing Arts Center

Dear Tiane:

As the Chairman of the City Lights Real Estate Project Board, I am pleased to see that the 1154 project is progressing rapidly. The commitments from the other team members involved are particularly encouraging. In addition to my commitment to the Project Board and ongoing project coordination, I will, of course, oversee the marketing program for the 1154 residence sales.

As I have discussed with you, I will offer my services to you as a contribution to City Lights; you need to include in your budget, however, a maximum of 3% of sales of the residences as a potential fee necessary to pay brokers who may get involved in the sales.

Looking forward to attending the opening night show at the Paramount Performing Arts Center when this dream becomes a reality!

Sincerely yours,

LAURENCE J SHAPIRO DEVELOPMENT

Laurence J Shapiro

Laurence J Shapiro

LJS/kl

244 NEWBURY STREET BOSTON, MA 02116 (617) 236-1400

Citizens Conservation Corporation

530 Atlantic Avenue
Boston, Massachusetts 02210
617 423-7900

MEMORANDUM

TO: Tiane Donohue, Boston City Lights

FROM: Rolly Rouse RER

RE: HVAC Engineerging Services for Boston City Light's Renovation of 1154 Washington Street, Paramount Performing Arts Center

DATE: May 23, 1985

Dear Tiane:

Citizens Conservation Corporation is very pleased that the Boston Redevelopment Authority Board has chosen to award you tentative designation as developer for your exciting project at 1154 Washington Street. I am writing this to confirm our support of Boston City Lights and of your development plans for this property.

CCC is committed to this project, and we have been working hard to help you, Duggan, and the kids make your dream happen. Consider this letter a written assurance that we will continue to work with you on the project and that we will offer our engineering services to City Lights at cost. The cost for stamped drawings for the project will not exceed $1,000.

Attached, please find my resume and information on Citizens Conservation Corporation. I hope this helps the Shawmut Bank to understand the role we are playing in this project and to recognize Citizens' value as one of the many committed members of your development team.

Sincerely,

Roland E. Rouse
Vice President - Operations

cc: Michael LeM. Kennedy

ARTHUR CHOO ASSOCIATES INC., CONSULTING ENGINEERS
114 SOUTH STREET, BOSTON, MASSACHUSETTS 02111
OFFICE (617) 451-5466 (617) 451-6153

May 19, 1986

Boston City Lights Foundation, Inc.,
40 Dwight Street,
Boston, Mass. 02118.

Attn: Ms Tiane Donahue

Re: Renovation of 1154 Washington Street, Boston, Mass. 02118

Dear Ms. Donahue,

Congratulations on your achieving tentative designation by the BRA to renovate No. 1154 Washington Street in Boston, Massachusetts. City Lights' objectives which include renovating the existing structure to provide a home for the underprivileged youths to improve their artistic talents is greatly admired by us. We would like to lend a helping hand in your endeavour.

We would like to offer our services to you as a structural engineer on the project at no charge, as a contribution to your kids and their future. Our services shall include checking the existing structure, designing the structural changes required and providing you with a set of structural drawings for construction. We will also include four or five site visits and checking the structural shop drawings.

We will not charge you for the above services. The minimum standard structural engineer's fee for a renovation project of comparable size and complexity is $19,200.00.

Enclosed, you will find my resume and informational literature on my company, to assist the Shawmut Bank in understanding the value of my role in your development team.

Very truly yours,

Arthur Choo Associates Inc.,

Arthur Choo PE
AC:cs
Encl:

CSAPLAR & BOK

ONE WINTHROP SQUARE
BOSTON, MASSACHUSETTS 02110
(617) 357-4400
TWX 710-321-7524
TELECOPIER (617) 357-4436

655 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94111
(415) 362-7000

1600 MARKET STREET, SUITE 3315
PHILADELPHIA, PENNSYLVANIA 19103
(215) 557-9977
TELEX 846-031

RICHARD C. CSAPLAR, JR.
JOHN F. BOK
DONALD BECKMAN*
FREDERICK GOLDSTEIN
ROGER L. ELLISON
PAUL J. MCNAMARA
LEWIS A. BURLEIGH
PETER W. BRADBURY
ARNOLD P. MESSING
THOMAS H. TRIMARCO
ROBERT A. S. SILBERMAN
WILLIAM C. STONE
GEORGE A. PAGE, JR.
RICHARD HIERSTEINER
JAMES H. BELANGER
STEVEN L. PAUL
JOHN G. WOFFORD
GEORGE E. CURTIS
DENNIS W. TOWNLEY
MARGARET H. MARSHALL
KATHRYN COCHRANE MURPHY
CYNTHIA J. WILLIAMS
ROSS A. PASCAL
ROBERT SCHAFER
RICHARD A. WILEY

*ADMITTED AND RESIDENT IN PA. ONLY

EDWARD W. BROOKE
CARL E. HEILMAN
COUNSEL

May 19, 1986

Tiane Donahue
Boston City Lights
40 Dwight Street
Boston, Massachusetts 02118

Re: Services for the Renovation of
1154 Washington Street, Boston
Paramount Performing Arts Center

Dear Tiane,

Congratulations on achieving tentative designation as developer from the Boston Redevelopment Authority for the 1154 Washington Street renovation project. City Lights' concept is a unique one, and I am pleased to have been a part of it.

As I have discussed with you, our firm would be willing to make a contribution to your kids and their future by undertaking the preparation of the basic condominium documents for the project at no charge. This will include preparation of the master deed, condominium trust documents, unit deeds and related documents. We will need as built plans certified by your architect for recording purposes.

Enclosed you will find my personal resume and informational literature on Csaplar & Bok to assist the Shawmut Bank in understanding our role in your development team.

Sincerely,

John Bok

Enclosures

GASTON SNOW & ELY BARTLETT
ONE FEDERAL STREET
BOSTON, MASSACHUSETTS 02110
617/426-4600

TELEX: 94 0890 GASTON BSN
CABLE: GASTOW
TELECOPY: 617/426-6865
617/350-6146

WILLIAM GASTON (1844-1894)
FREDERIC E. SNOW (1886-1935)
JOSEPH B. ELY (1905-1956)
JOSEPH W. BARTLETT (1901-1960)

660 HANSEN WAY
PALO ALTO, CALIFORNIA 94306

101 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94111

GASTON SNOW
MOYA BAILEY BOWERS & JONES
2198 EAST CAMELBACK ROAD
PHOENIX, ARIZONA 85016

GASTON SNOW & ELY BARTLETT
HALL & SWANN
2801 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134

GASTON SNOW BEEKMAN & BOGUE
14 WALL STREET
NEW YORK, NEW YORK 10005

May 21, 1986

Ms. Tiane Donahue
Boston City Lights
1154 Washington Street
Boston, Massachusetts 02118

Re: Services for the Renovation of 1154 Washington Street, Paramount Performing Arts Center

Dear Tiane:

I am writing to confirm my continuing interest in your City Lights project and to congratulate you and Duggan on your progress in providing a permanent home for the program. It is truly unique and, in my view, provides a great opportunity for the "street kids" in the South End area.

As I have told you, I will offer my advice and legal services, without charge, in connection with securing title to the property from the Boston Redevelopment Authority and obtaining the construction loan from the Shawmut Bank.

It will be necessary to charge for title examination and title insurance since I will have to rely upon others for those services. The title insurance premium should cost approximately $1.10 per thousand for the full amount of the financing and the title examination in the vicinity of $1,500.

I believe that the real estate offices of the Shawmut Bank are familiar with our firm and the role that we can play in connection with this exciting project.

Sincerely yours,

John K. Dineen

May 27, 1986

Ms. Tiane Donahue
Boston City Lights
40 Dwight Street
Boston, Massachusetts 02118

Dear Tiane:

RE: Services related to the Rennovation of 1154 Washington Street, Paramount Performing Arts Center

Now that you have received tentative designation from the BRA as developer of 1154 Washington Street, I would like to confirm my offer to contribute my services during the development process.

These services include preparation of projections for the construction and condominium sale phase, as well as projected operations for six years after completion of the rehabilitation. These projections will be prepared in the formats required by the BRA and by the proposed construction lender.

I will also be available to consult with other professionals to coordinate the efforts needed to meet preliminary filing requirements; bring the rehabilitation to a successful completion; and make the transition to an operational phase, including setting up appropriate accounting systems.

My services will be provided at no charge. Enclosed is a copy of my resume for distribution as needed.

I look forward to supplementing the continuing contribution which you, Duggan and many others are making to the children of Boston.

Sincerely,

Kathleen E. Kretowicz

KEK:ggy
Enclosure

August 4, 1986

Dear Duggan Hill,

I am glad that your project for the kids of the South End and all of Boston is going well. It will be exciting to see 1154 Washington Street be restored to a useful state.

As we discussed in March, D.J. Basile's will be willing to offer parking spaces to future tenants of the residential spaces at 1154 Washington Street. Seven full time spaces will be available at the rate of ——— a month, on a signed lease, monthly or yearly basis. D.J. Basile's Arco will handle these agreements directly with the future tenants.

In addition, when your performing arts center offers evening performances, D.J. Basile's Arco will allow you to use the rest of the lot, approximately 30 spaces, for guest parking.

If there are any questions about these arrangements, please feel free to contact me.

Sincerely, Domenic J. Basile Jr.

price to be determined next summer. note DJB Jr

D.J. BASILE, JR. ARCO
1115 WASHINGTON ST.
BOSTON, MA 02118
(617) 338-7060

MEMORANDUM August 14, 1986 #795

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Ricardo A. Millett, Assistant Director for
Neighborhood Planning and Development, and
Maria Faria, South End Project Coordinator

SUBJECT: South End Urban Renewal Area, Project No. Mass R-56
Final Designation of Redeveloper of Re-use Parcel
SE-109, 1154-1160 Washington Street.

SUMMARY: This memorandum requests that the Authority finally designate Boston City Lights Foundation, Inc., of 40 Dwight St., Boston, as Redeveloper of 1154-1160 Washington Street for the purpose of rehabilitating the six story building into a performing arts center and eight residential condominium units.

On March 6, 1986, Boston City Lights Foundation, Inc., a South End based, charitable (501 C 3) non-profit organization providing training and support in the various aspects of the performing arts, was tentatively designated as redeveloper of Reuse Parcel SE-109, located at 1154-1160 Washington Street. This parcel contains a vacant, six-story brick building on approximately 5,250 square feet of land.

The proposal submitted by Boston City Lights Foundation calls for the rehabilitation of the structure into a performing arts center and residential condominium units for visual and performing artists. The Boston City Lights Foundation will own the lower two floors and basement area of the building which will feature studio and rehearsal space, sound and video editing facilities, an auditorium with modular stage, lockers, showers, and shop space. On the upper four floors of the building eight residential condominium units will be developed which will range from 1,491 square feet to 2,513 square feet. Off-street parking facilities will be available for a monthly fee at D.J. Basile's Arco at 1115 Washington Street.

The Boston City Lights Foundation has a seven year history of working with Boston youth by providing support and training in the various aspects of the performing arts. According to Boston City Lights' estimates, an average of two hundred students a year have participated in its programs. Because of this excellent record of service to the community, and in order to ensure continued service to the South End Project Area, the Authority will offer a credit against the purchase price of the property. Boston City Lights will receive a $12,000 credit for each year, up to three years, that community services are provided to the satisfaction of the Authority.

The total development cost will be $1,838,950.00 . To finance this project, Boston City Lights Foundation, Inc. has a financial commitment of $1,400,000.00 from Shawmut Bank. The balance will be secured from individuals and businesses who will provide services and materials which are donated, at cost, or at reduced rates. The financial commitment, which has not yet received final approval by the Shawmut Bank, will undergo further detailed bank review following final designation by the Authority. Because of the special nature of this project and the current press of business in the mortgage industry, the Shawmut Bank is unable to undertake extensive review and confirm the commitment until after final designation.

The proceeds of the condominium units will be used to repay the Shawmut Bank and to establish an endowment fund for Boston City Lights. The condominium units will be sold at market prices. In an effort to establish an endowment fund, two percent of the proceeds from the re-sale of the units wil be allocated to Boston City Lights. Restrictions will be imposed on the lower floors, owned by Boston City Lights, so that the property will remain as a permanent home for this performing arts group. To ensure that these special provisions satisfy the Board, the Authority will retain the right to finally approve the Land Disposition Agreement.

John Catlin, AIA, is the project architect, and the general contractor is Mann Braga Associates, Ltd. Furthermore, in compliance with all aspects and specifications of the Urban Renewal Plan, Boston City Lights Foundation, Inc., has submitted Final Working Drawings and Specifications which have been reviewed and approved by the Authority's Design Department.

Boston City Lights has met with the Eight Streets Neighborhood Association and has received support for its proposed reuse and program expansion.

It is, therefore, recommended that Boston City Lights Foundation, Inc., be finally designated as Redeveloper of Parcel SE-109, located at 1154-1160 Washington St., in the South End Urban Renewal Area.

An appropriate resolution is attached.

RR-93
RR-77
RR-12
RR-94
RR-29
RD-24
RD-30
RD-65
RD-64
RD-29
RC-6
SE-11
SE-9
SE-66
SE 59
SE-65 TO SE-60
SE-88
SE-96
SE-98
SE-35
SE-84
PR-30B
PR-30A
PB-12
P-17
P-6b
RR 13
BOND STREET
TAYLOR STREET
BRIGGS PLACE
MEDFORD COURT
ACTON STREET
WILKES STREET
LELAND PLACE
JOHN J WILLIAMS EL SCHOOL
20,801
29,687
10,807
10,255
8398 PARKING AREA
TRANSIT AUTHORITY
1154-1160 WASHINGTON ST
LOADING PLATFORM
FAY ST
DOVER STREET
GARLAND STREET
WATERFORD STREET
GARLAND PL
SAVOY STREET
PERRY STREET
LACONIA STREET
AVENUE
RANDOLPH STREET
BRISTOL STREET
THAYER STREET
6290 PARKING AREA
13,859 PARKING AREA
31,580
60,990
14,181
10,874
16,808
17,303
35,425
30,157
48,244
21,621
18,928
41,854
259,672
29,729
31a
31A-1
31A-2
31
31B
32c
49c
R-50b
R-6
3b